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Mr I Fields
2 Eastoke Avenue
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Our Ref: APP/15/00010
Direct Line: (023) 9244 6522
Ask For: Mrs Sally Smith
Email: planning.development@havant.gov.uk
03 March 2015

Dear Sir

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010

Site Address: 2A Eastoke Avenue, Hayling Island, PO11 9QW

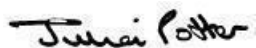
Proposed Development: Application for Lawful Development Certificate relating to occupation of 2A Eastoke Avenue as a separate dwelling unit.

I write in response to the above application and would raise a number of points for your attention:

1. Your plan showing the division between 2a and 2 is inadequate to form the definitive plan to define 2a. Furthermore the area shown for 2a does not correlate with that provided on the land registry plan under title number SH40499. However the land registry plan, which includes the garage and some curtilage does not establish the precise nature of the unit that you submit has been occupied as a separate unit for the required time period. I would recommend that you submit the land registry plan for information but I refer you to point 2.
2. The area to which the application relates must be clearer. I note from the plan, 372su01, submitted with your earlier application APP/14/00867, that the existing separate unit of accommodation, 2a, includes a lobby, living room, bedroom, kitchen, wc and bathroom. The bathroom provides a 'projection' into the floorplan of the remainder of the property and therefore I question that the boundary between the units is 'straight' as your currently submitted plan, or the land registry title plan, would indicate. I would therefore recommend that you submit a floorplan that accurately defines the actual accommodation to which your application is to relate. If it is only the internal accommodation that your tenants had sole use of then it should only be that area that is defined. If part of the curtilage was for their sole use then that can be included but do not include areas shared or solely used by 2 Eastoke Avenue. If the garage and part of the curtilage was not for their sole use then do not include those in the defined area. Please submit a plan of the defined area to be the area to which you are proposing the Certificate would relate.
3. If you wish to show areas shared between the two units that should be clearly annotated and be for information purposes.
4. In order to confirm that the defined area on the new plan is that which has been occupied by your tenants of the last four years as a separate unit of accommodation, referred to as 2a, please submit copies of the new plan signed by them confirming that it is the area they had/have sole use of as a separate unit during their tenancy.
5. Please confirm when the unit was originally made separate by the closing/blocking of all connecting doors.

I look forward to hearing from you and would ask that any additional submissions be made within the next fourteen days.

Yours faithfully

A handwritten signature in black ink, appearing to read "Julia Potter". The signature is written in a cursive style with a horizontal line underlining the first part of the name.

Julia Potter
Executive Head - Economy and Planning